



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

July 19, 2007

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Brett McGuire
Pledge of Allegiance Tony Atkins
Quorum Chairperson Hall
Approval of Minutes for June 21, 2007 Chairperson Hall
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall

Old Business

Preliminary Plat Staff

New Business

Final Plat Staff

1. **Riverwood Plantation West** [Map] [Staff Report]
 - **Athlone**, Duncan Street off of General Wood Parkway, Zoned PUD, 25 lots, 8.09 acres, *Commission District 3*. [Site Plan]
 - **Kenton**, Duncan Street off of General Wood Parkway, Zoned PUD, 44 lots, 35.05 acres, *Commission District 3* [Site Plan].
 - **Epping**, Duncan Street off of General Wood Parkway, Zoned PUD, 38 units, 6.93 acres, *Commission District 3*. [Site Plan]
2. **The Village at Crawford Creek**, William Smith Boulevard, Zoned PUD, 63 lots, 21.70 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

3. **Mush Road and Frontage Road Extension**, off of Wheeler and Flowing Wells Roads, Zoned C-2, 19.51 disturbed acres, *Commission District 2*. [Map] [Site Plan] [Staff Report]
4. **River Island Section III, Phase I**, Blackstone Camp Road, Zoned PUD, 117 lots, 35.30 acres, *Commission District 1*. [Map] [Site Plan] [Staff Report]

Rezoning Staff

5. **RZ 07-07-01**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from P-1 to C-1. *Commission District 3*. [Application] [Map] [Staff Report]



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6. **RZ 07-07-02**, Rezone Tax Map 073 Parcel 092, 16.38 acres located on Columbia Road from R-2 to A-R. *Commission District 2.* [Application] [Letter from Owner] [Map] [Staff Report]
7. **RZ 07-07-03**, Rezone a portion of Tax Map 041 Parcel 095, 0.47 acre located at 1216 Grant Road from R-A to S-1. *Commission District 4.* [Application] [Map] [Site Plan] [Staff Report]
8. **RZ 07-07-04**, Rezone Tax Map 081A Parcels 035B and 035C, with a combined acreage of approximately .087 acre located at the end of Willow Oak Court from PUD to R-2, *Commission District 1.* [Map] [Staff Report].
9. **RZ 98-06-01**, S-1 Amendment for Tax Map 052 Parcel 043, 3.08 acres located at 780 Old Louisville Road. *Commission District 4.* [Application] [Map] [Site Plan] [Staff Report]
10. **RZ 07-07-05**, Rezone Tax Map 082A Parcels 110 and 110A, 0.76 combined acres located at 301 Baston Road and 3618 Phillips Drive, from R-3 to C-2. *Commission District 2.* [Application] [Map] [Staff Report].
11. **RZ 07-07-06**, Rezone Tax Map 074 Parcels 051, 055, and 055A, 24.22 combined acres located at 4383 Wheeler Road, 451 Fulcher Drive, and 360 Ashley Mill Road, from R-2 to A-R. *Commission District 2.* [Application] [Map] [Staff Report]
12. **RZ 07-07-07**, Rezone Tax Map 041 Parcel 100, 14 acres located at 1191 Louisville Road, from S-1 to R-A. *Commission District 4.* [Application] [Map] [Staff Report]
13. **PUD Revision**, request to revise a front setback in West Lake Section XI, Phase I, Lot 24, located at 3821 Shoal Creek Court, *Commission District 1.* [Map] [Staff Report]
14. **PUD Revision**, request to revise a front setback in Highlands at Ivy Falls Plantation Phase V-A, Lots 226-229, located at 525, 527, 529, and 531 Midland Passage, *Commission District 3.* [Map] [Site Plan] [Staff Report]

Variation Staff

15. **VA07-07-01**, request for variation from Section 90-135 *Signs*, maximum wall sign area in the ETCO located at 520 North Belair Road. *Commission District 3* [Map] [Staff Report].

Staff Comments Staff

Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

July 19, 2007

District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: July 2007/August 2007

Board/Commission	Date	Time	Location
Planning Commission	July 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	July 24, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	August 2, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 7, 2007	6:00 PM	Appling Courthouse, Appling, GA
Planning Commission	August 16, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 21, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	August 28, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, August 7, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, August 3, 2007 to place their name on the agenda for presentation.



FINAL PLAT

KENTON, ATHLONE, AND EPPING

Property Information

Subdivision Name	Kenton, Athlone, and Epping
Location/address	Duncan Street off of General Wood Parkway
Development Acreage	50.07 combined acres
Number of lots/units	69 lots and 38 units (2.14 lots and units per acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	H&C Surveying
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Riverwood Plantation, LLC, seeks final plat approval for Kenton, Athlone, and Epping at Riverwood Plantation West located on Duncan Street off of General Wood Parkway. This portion of the development contains 69 lots (25 in Athlone and 44 in Kenton) and 38 attached units (Epping) on 50.07 acres for a density of 2.14 lots and units per acre. The property is zoned PUD (planned unit development). Staff anticipates that several other sections of the Riverwood West PUD will be forthcoming for final plat approval as General Wood Parkway has now been completed and Duncan Street, the collector road serving the internal sections of the subdivision, is being constructed as well. This plat has received the necessary approvals with a few minor changes to be made for engineering and water utility prior to release of the plat for sale of lots. A final inspection is going to be done to determine whether improvements to the site have been completed adequately. Staff is awaiting the pavement of a small segment of Duncan Street leading into Epping. The developer is expecting to have this paved within the next week. If it is not paved, the developer has bonding documentation prepared to accommodate this. It should also be noted that the developer will be bonding improvements to a sewer lift station adjacent to Kenton. This bond is scheduled to go before the BOC on July 17, 2007. Engineering staff is taking the subdivision items before the Public Works Committee on July 10, and they will then go forward to the BOC on July 17 for acceptance of improvements, whether bonded or installed. Staff will not release the plat for sale of lots until all improvements have been accepted or until a bond has been issued and accepted in lieu of installed improvements.

Staff recommends **approval contingent upon BOC acceptance of improvements or a bond in lieu thereof at its July 17, 2007, meeting.**

Athlone , Kenton, and Epping at Riverwood Plantation West



Greenbrier High

Site

General Wood
Parkway

Washington
Road

Riverwood
Parkway

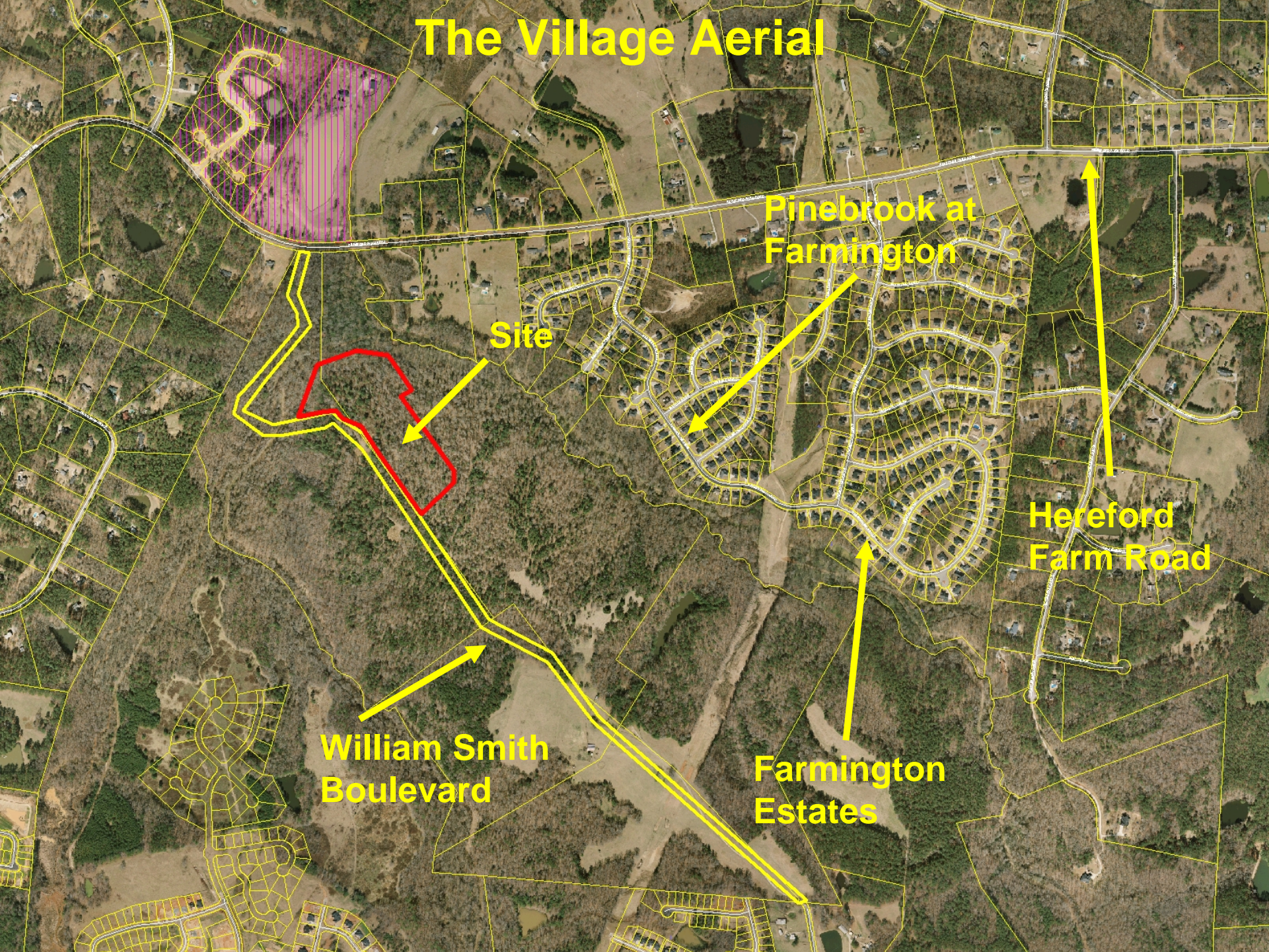
Athlone Plat

[illegible]



N/F
GEORGIA POWER COMPANY
EUCHEE CREEK SUBSTATION
D.B. 5035, PG. 13
PG E-147-# 1
PARCEL ID. 065_003M

The Village Aerial



Pinebrook at
Farmington

Site

Hereford
Farm Road

William Smith
Boulevard

Farmington
Estates

The Village Plat





FINAL PLAT

THE VILLAGE AT CRAWFORD CREEK

Property Information

Subdivision Name	The Village at Crawford Creek
Location/address	William Smith Parkway (under construction) off of Hereford Farm Road
Development Acreage	21.70 acres
Number of lots/units	63 lots (2.90 lots per acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Hereford Farm Development, LLC, seeks final plat approval for The Village at Crawford Creek located on William Smith Parkway (under construction), which is the main collector road that will eventually connect Hereford Farm Road with North Old Belair Road. This development contains 63 lots on 21.70 acres for a density of 2.90 lots per acre. The property is zoned PUD (Planned Unit Development). The plat has received all necessary approvals except for a few minor noted changes to be made prior to release of the plat. The BOC is scheduled to accept the improvements at its July 17, 2007 meeting. Approval is contingent upon acceptance of these improvements.

Staff recommends **Approval with conditions.**

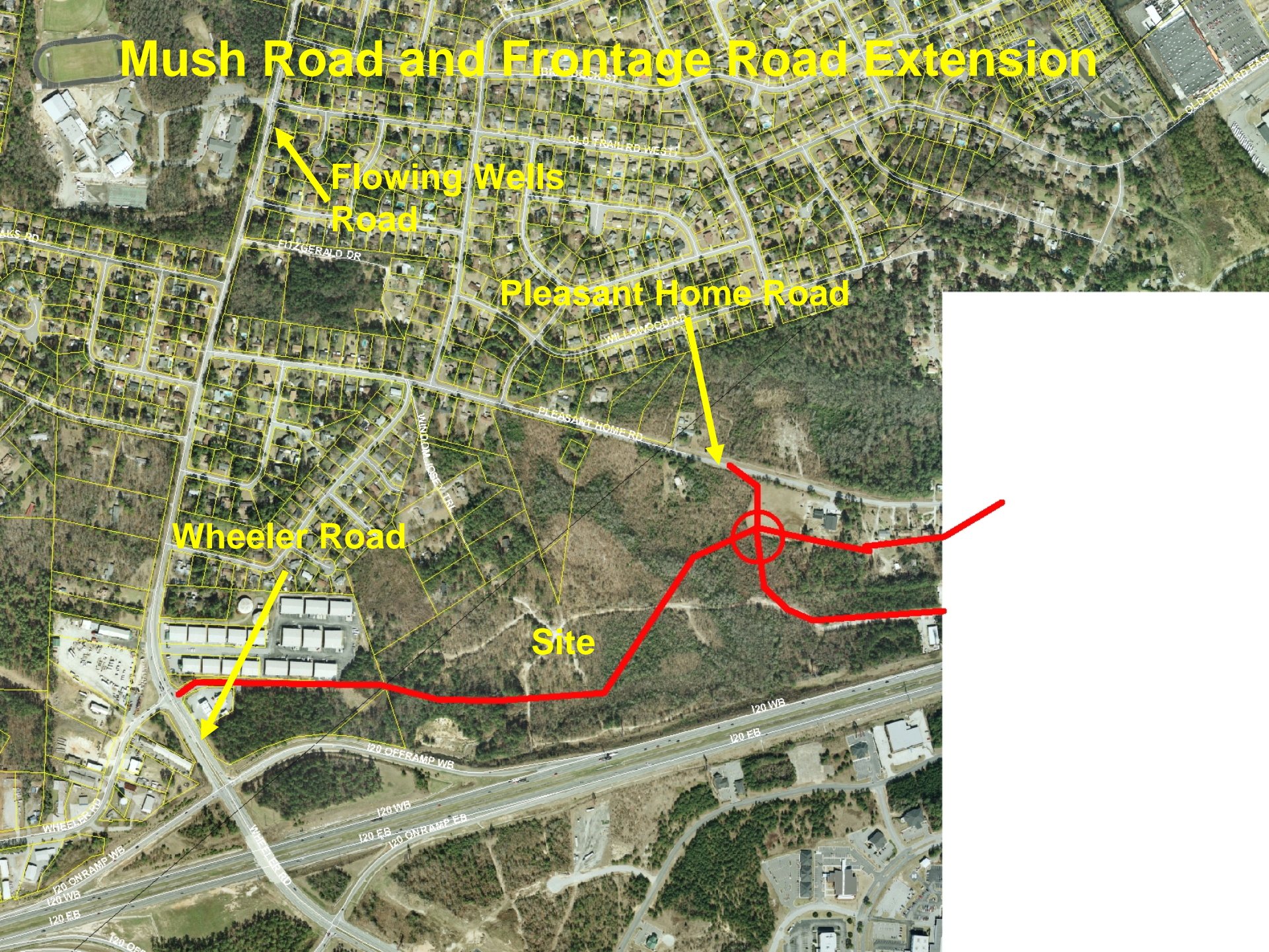
Mush Road and Frontage Road Extension

Flowing Wells Road

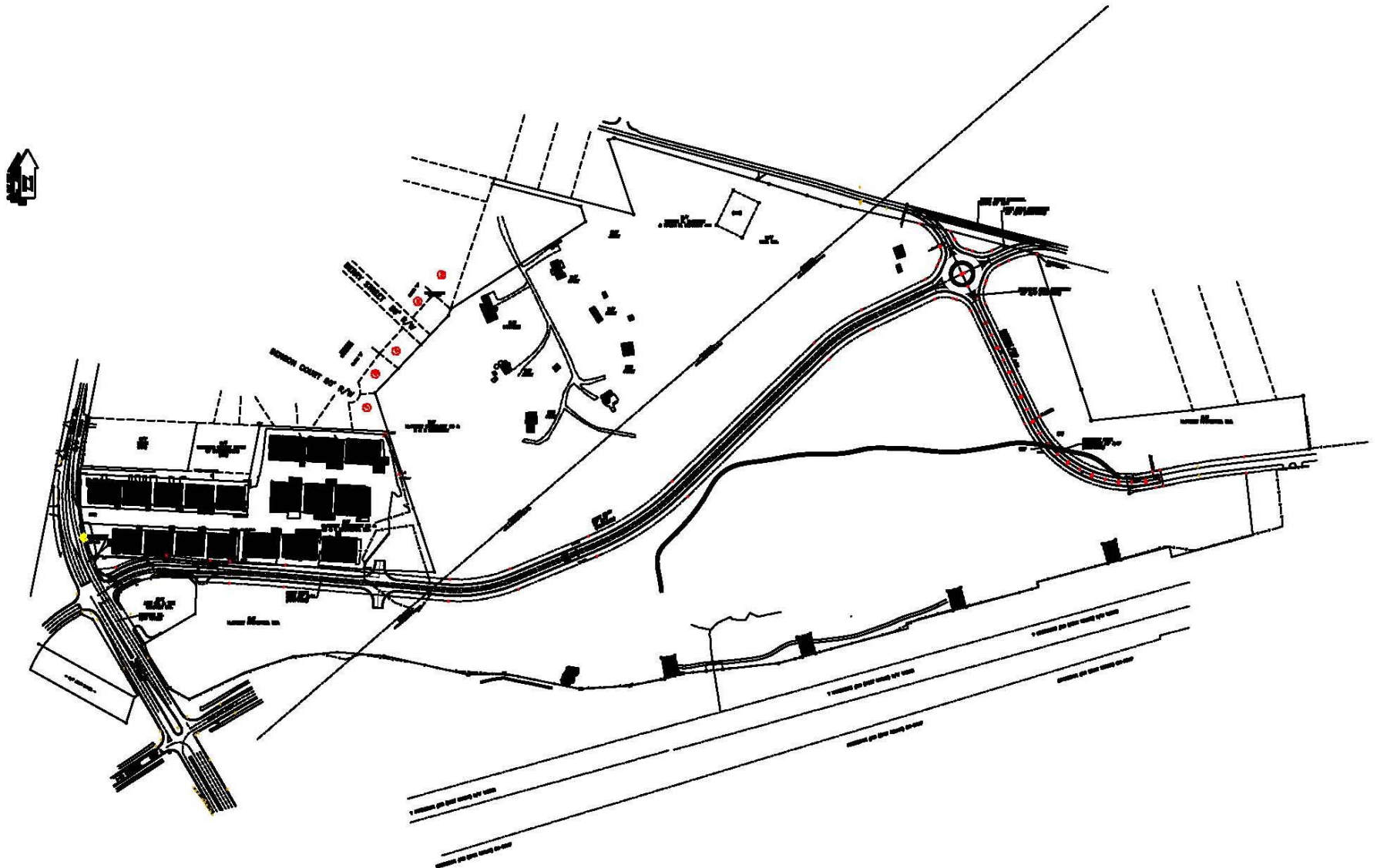
Pleasant Home Road

Wheeler Road

Site



Mush Road and Frontage Road Extension Site Plan





PRELIMINARY PLAT

MUSH ROAD AND FRONTAGE ROAD EXTENSION

Property Information

Subdivision Name	Mush Road and Frontage Road Extension
Location/address	off of Wheeler and Flowing Wells Roads
Development Acreage	19.51 disturbed acres
Number of lots/units	N/A (Road Plan)
Zoning	C-2 (General Commercial)
Streets	Public
Engineer/Surveyor	Cranston Engineering
Commission District	District 2 (Mercer)
Recommendation	Approval with conditions

Summary and Recommendation

McKnight Properties, LLC, seeks preliminary plat approval for Mush Road and Frontage Road Extension. The plat shows proposed improvements to Frontage Road as well as a new collector road that will be constructed to serve the large commercial tract that was rezoned in late 2006 between Flowing Wells Road and Pleasant Home Road. This road is being designed to accommodate the proposed changes for Pleasant Home Road/Scott Nixon Memorial, as well as proposed improvements to Flowing Wells by Georgia DOT. Approval is contingent upon Augusta-Richmond County Commission approval of the plans as well, as this road impacts both County jurisdictions. At this time, Augusta Planning and Zoning has scheduled the item to be taken for approval at the July 17, 2007 Augusta Commission meeting. The plans will not be released for construction until all comments have been addressed by the civil engineer.

Departmental Conditions:

- **Planning and Development:** If sidewalks are to be installed along the road, they shall be installed at this phase of the road construction and coordinated with the utility companies for proper placement of utilities. Approval is contingent upon Augusta-Richmond County Commission approval of the plans.
- **Engineering:** Coordination with Augusta-Richmond County will be required to insure that stormwater discharge from Columbia County will not adversely impact development in Richmond County. Georgia DOT must approve access to Flowing Wells Road.
- **Construction and Maintenance:** Close coordination with W.R. Toole, the County's civil engineer for STP 7062(1) P.I.No. 250600 (Flowing Wells Road project) will be required. Mush Road will tie into an intersection that will have major modifications due to the existing left turn movements. R/W for the above project **may** impact the Mush Road Project. Flowing Wells Road is a temporary State Route (S.R. 1017) and access shall be approved by Georgia DOT.

Staff recommends **approval with all conditions included.**

Unit Development. Also, we believe the proper zoning for Parcel XI-B consisting of approximately 42.7 acres should be zoned initially as R-2 RCO until such a time in the future when a more appropriate zoning may be assigned given the state of the overall development at that time.

The expansion of the planned unit development boundaries to include Parcels XI-A and XI-B and the proposed related new zoning classification remains consistent with the foundation of the described for the original planned unit development. In Section IV (Residential and Architectural Guidelines) Article C. T-R (Townhouse Residential District) the original document prescribes “These areas will provide for the construction of residential units with a density not greater than 8 units per acre. Units within this zoning may be attached or detached, and will generally be located in those areas closest to Blackstone Camp Road.” “The open space of the development adjacent to this site, or within the planned development nearby the site, may be counted in the open space requirements of Columbia County for this type of zoning.”

Lots:

The lots in Parcels II, III, & XI-A for development under “Mixed Townhouse and Patio Home” shall have a minimum lot area of 1400 square feet with a minimum 20 foot frontage. Setback for these lots shall be as follows: 15 feet for the front, 0 feet for the side, and 5 feet for the rear.

Lots in Parcel XI-B for development under R2-RCO zoning shall have a minimum lot area of 6000 square feet with a minimum 60 foot frontage. Setback for these lots shall be as follows: 15 feet for the front, 5 feet for the side, and 5 feet for the rear

Streets:

The streets in the proposed areas for development under “Mixed Townhouse and Patio Home” anticipates both private and public ownership. The “service drive” behind individual homes will most likely be private with some of the Neighborhood roads being public. This is consistent with Section III of the original Planned Unit Development narrative.

Trails:

Walking trails will be developed throughout this new phase of the development. Certain trails are shown on the proposed site plan, however these will be adjusted and modified based on site conditions during construction.